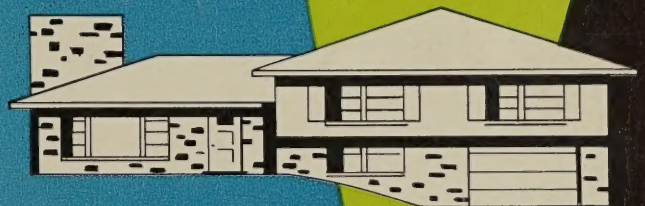


# HOMES OF TODAY

*Skillfully Designed*

WITH TOMORROW IN MIND

3 AND 4 BEDROOM  
RAMBLERS...AND  
SPLIT-LEVEL HOMES



FIRST PRINTING

**GEIB-JANNI LUMBER COMPANY**

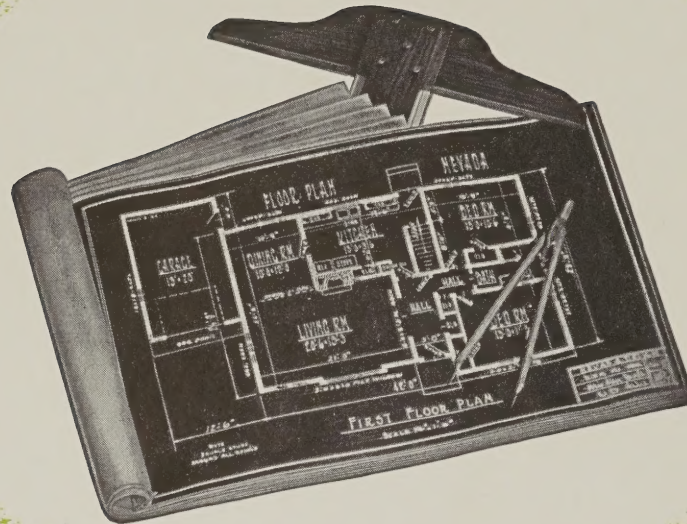
*"A Sliver or a Train Load"*

**PHONE 62**

**NEW ULM, MINNESOTA**



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65-

# HOMES OF TODAY

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2, 3 AND 4 BEDROOM RAMBLERS - -  
and SPLIT-LEVEL HOMES

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HOME PLAN BOOK COMPANY  
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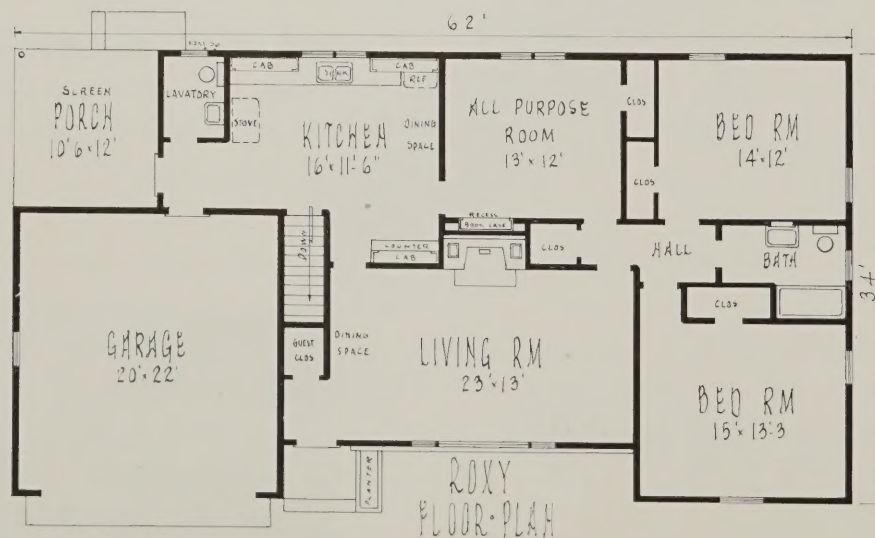
## *The Roxy*

FIVE ROOMS AND GARAGE

1,574 SQUARE FEET Garage Not Included

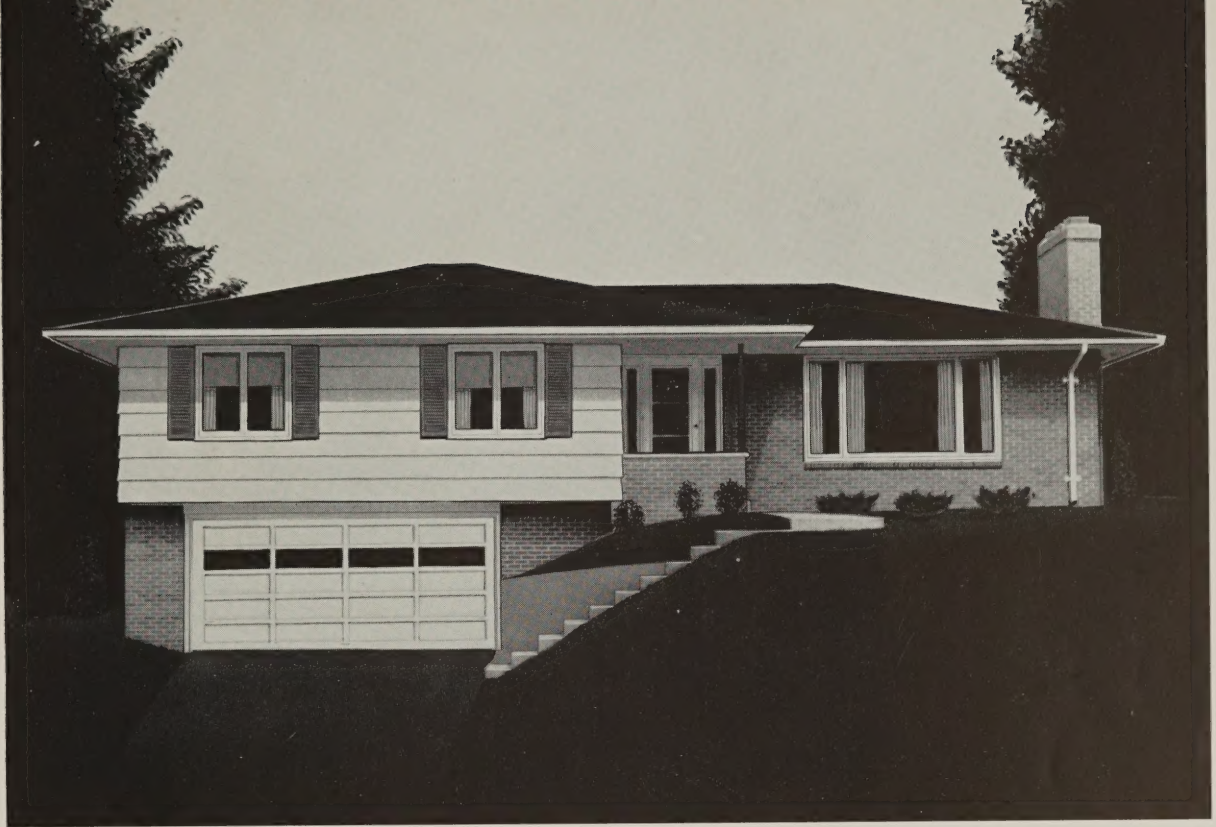
35,530 CUBIC FEET

**THE** Roxy is an exceptionally well-designed rambler-type home with every modern convenience. The exterior uses a combination of stone and shingles for its appealing appearance. There are three large bedrooms, one of which can be used as a dining room or den if not needed as a bedroom. The spacious living room has an open fireplace and picture window. The large kitchen is unusually well-planned with a rear entrance leading to a screened porch.



Classification 585-476





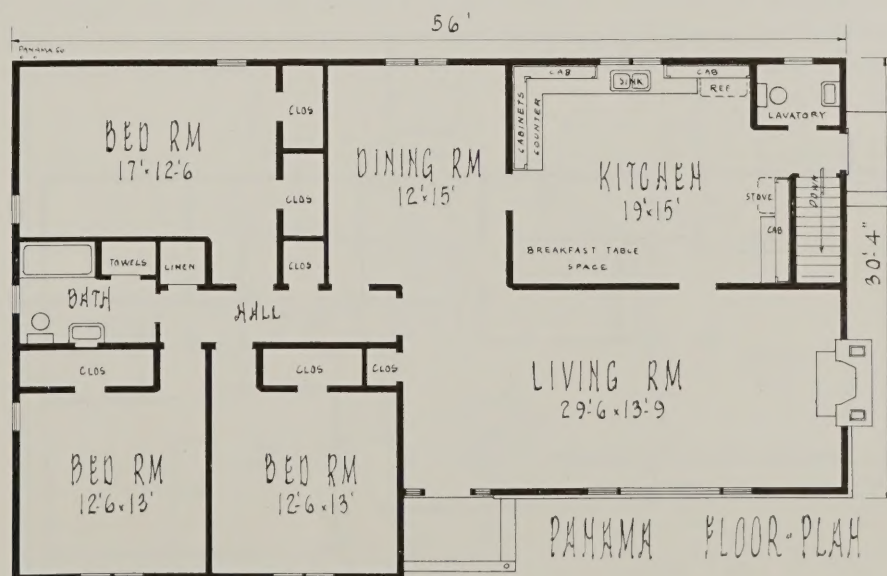
## *The Panama*

SIX ROOMS AND GARAGE

1,851 SQUARE FEET

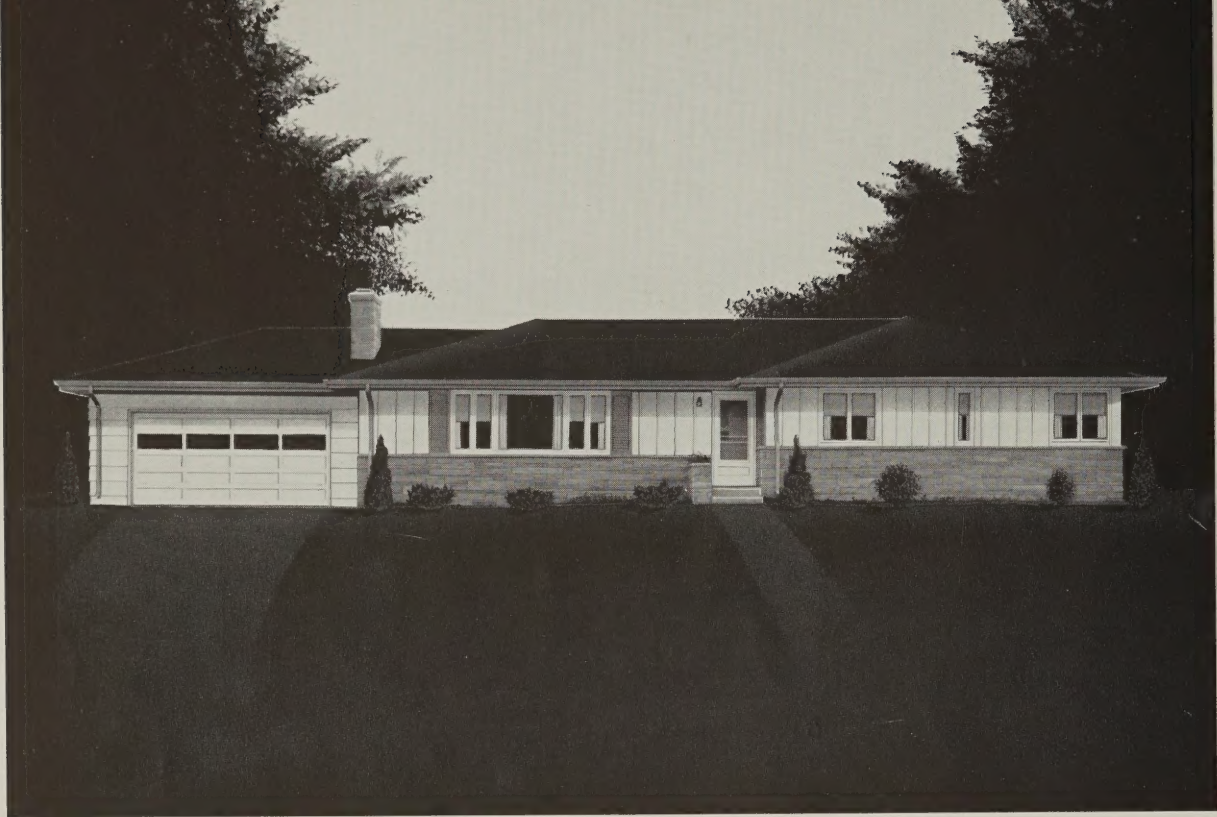
36,960 CUBIC FEET

**A** SURPRISING amount of roominess is provided in the plan of this modern home, which features a basement garage large enough for two cars. The living room is especially attractive with its extensive wall space for furniture and its large landscape window. The kitchen, it will be noted, has an abundance of well-placed cupboards and in addition, has ample space for dining. There is a convenient lavatory at the rear entrance.



Classification 592-076





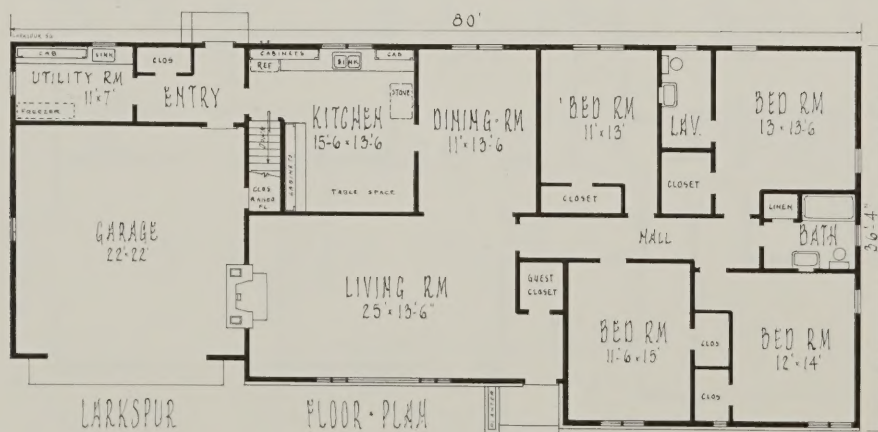
## *The Larkspur*

EIGHT ROOMS AND GARAGE

1,928 SQUARE FEET Garage Not Included

48,240 CUBIC FEET

**H**ERE is a spacious hip-roofed rambler-type home completely modern in every respect. The exterior of stone and wood battens combined with low eave lines, makes this a charming and extremely practical home. There are four large bedrooms in this home, with one and one half baths, all accessible from a central hall with provision for maximum privacy. There is an L-shaped living and dining room with attractive fireplace and picture window. The kitchen is well-planned in every way and includes a large convenient dining space. The utility room is entered from the handy rear hall which is also reached from the oversized garage.



Classification 510-9466





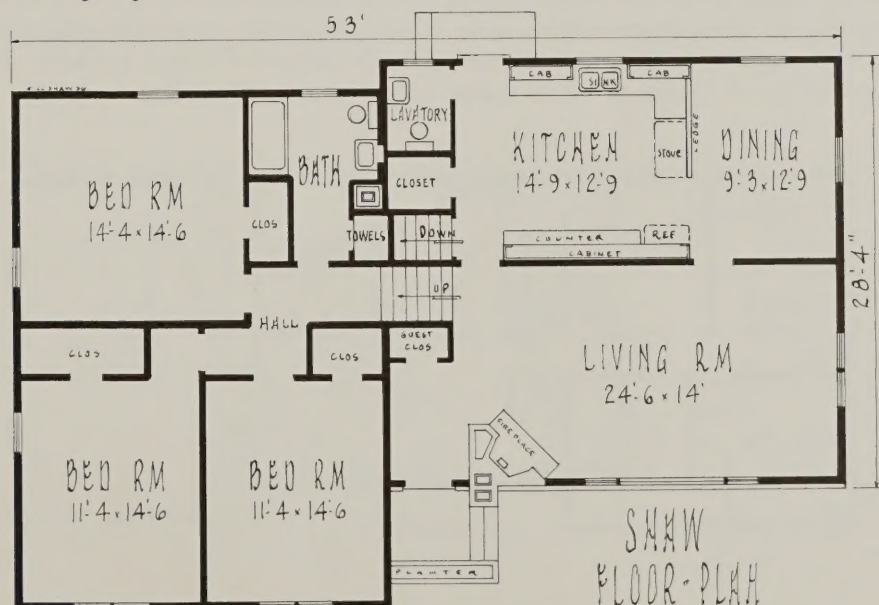
## *The Shaw*

SIX ROOMS AND GARAGE

1,642 SQUARE FEET

32,725 CUBIC FEET

**T**HE Shaw is a practical and beautiful split-level home full of charm and livability. The large living room with its picture window and corner fireplace is unusually attractive. The kitchen and dining room combination is the result of good planning which also provides a lavatory near the rear entrance. There are three bedrooms above the garage.



Classification 584-916



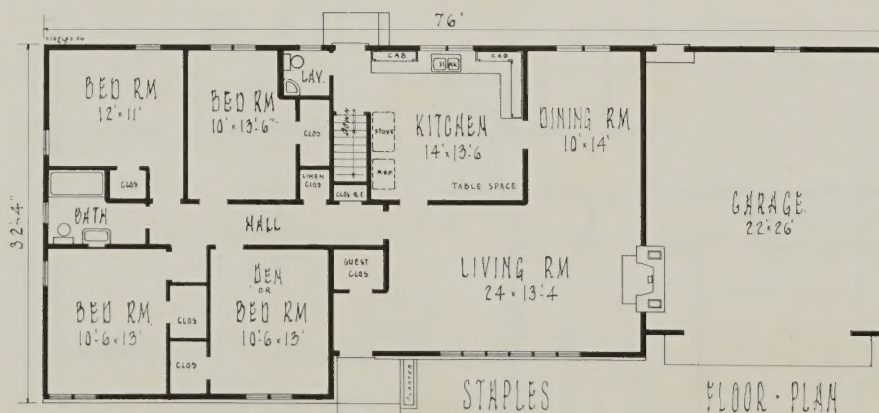
## *The Staples*

SEVEN ROOMS AND GARAGE

1,629 SQUARE FEET Garage Not Included

40,330 CUBIC FEET

**T**HE Staples is an unusually well planned home of excellent design. There are four bedrooms and one and one half baths in this charming home. The exterior of wood and stone is attractive without any further extravagant details. The large L-shaped living and dining room with its fireplace and large landscape window is entered from a convenient entry foyer. The kitchen is exceptionally well-planned with ample space for cupboards and utilities. The lavatory is placed near the rear entrance. This is an ideal home for a large family. It is economical to build and easy to finance.



Classification 589-086





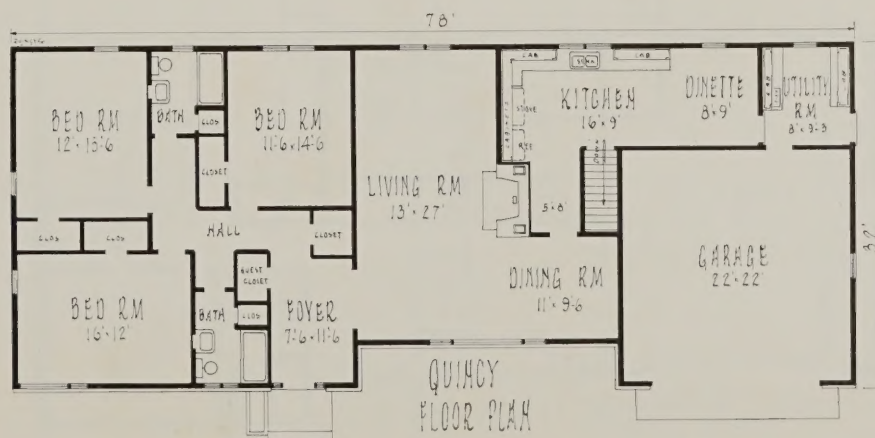
## *The Quincy*

SEVEN ROOMS AND GARAGE

1,944 SQUARE FEET Garage Not Included

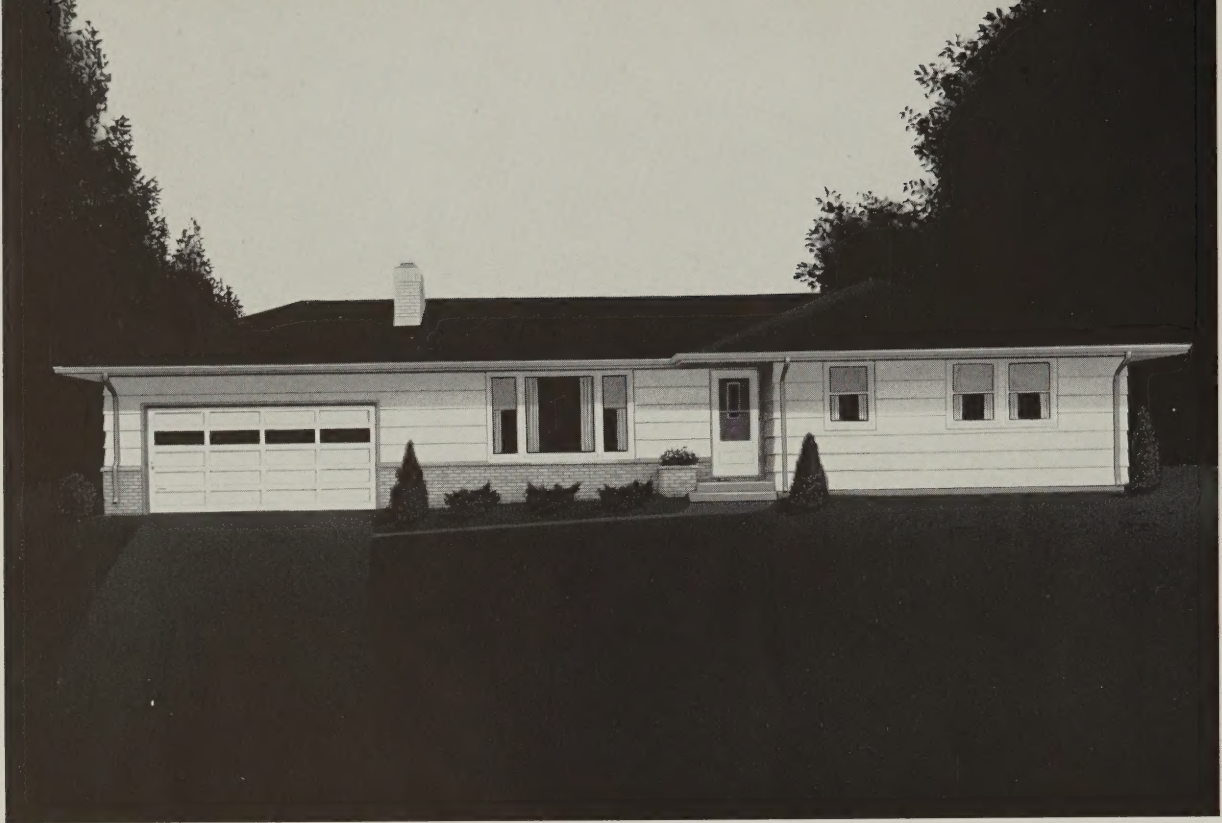
45,170 CUBIC FEET

**T**HE Quincy is an easy, rambling plan of charm and dignity possessing every modern convenience. There are three large bedrooms with almost unlimited closet space, and all leading to the central hall and with access to two full bathrooms. The entrance foyer is large and roomy and provides a useful coat closet near the front entrance. The large L-shaped living and dining room in the center of the house is exceptionally desirable. The well-arranged kitchen with its cozy dinette is adjacent to a complete utility room that has an outside entrance as well as an entrance to a large two-car garage.



Classification 510-2426





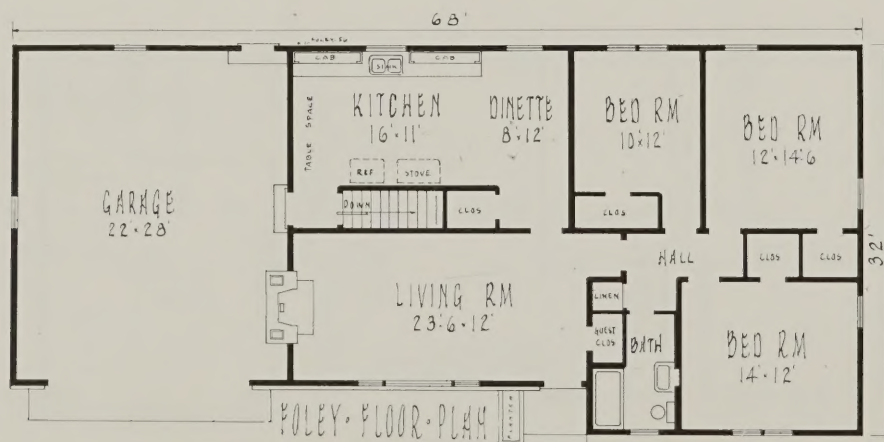
## *The Foley*

SIX ROOMS AND GARAGE

1,376 SQUARE FEET Garage Not Included

35,950 CUBIC FEET

**T**HE Foley is a modern, complete home of today. Its rambling design with low-pitched roof, brick and shingle exterior, and attached garage, gives you a very beautiful and practical design. The living room is spacious and pleasant with its well-placed fireplace—and you will find wall space too, exactly where it is needed. The combination kitchen and dinette gives plenty of room for cupboards as well as dining space. The three large bedrooms and bath are separated from the living room by a convenient central hall—a feature that adds much to the privacy of the sleeping quarters of this well-planned home.



Classification 577-166





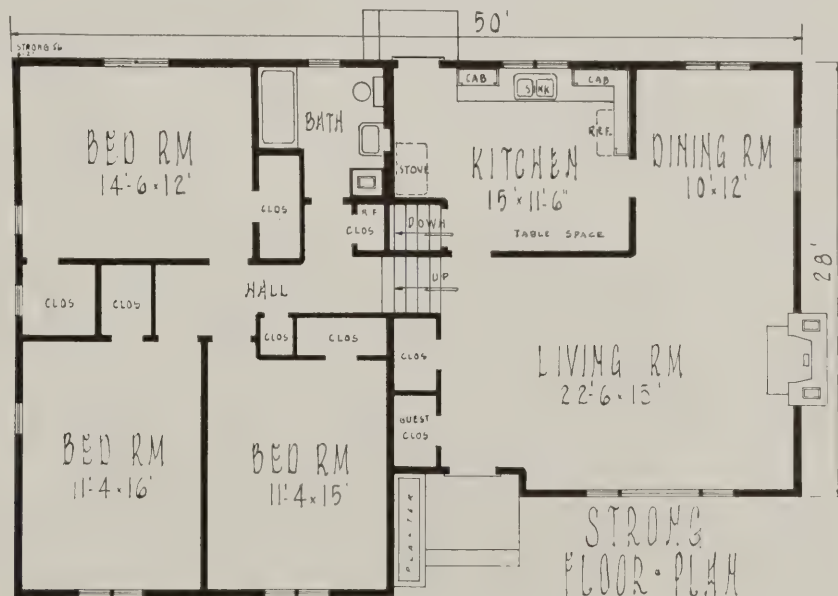
## *The Strong*

SIX ROOMS AND GARAGE

1,542 SQUARE FEET

30,940 CUBIC FEET

**T**HE Strong is a split-level home with real individuality. There are three bedrooms and a bath above the large basement garage which gives a practical and pleasing plan without the loss of an inch of floor space. Special features are the L-shaped living and dining room, the convenient kitchen and the many closets.



Classification 573-676





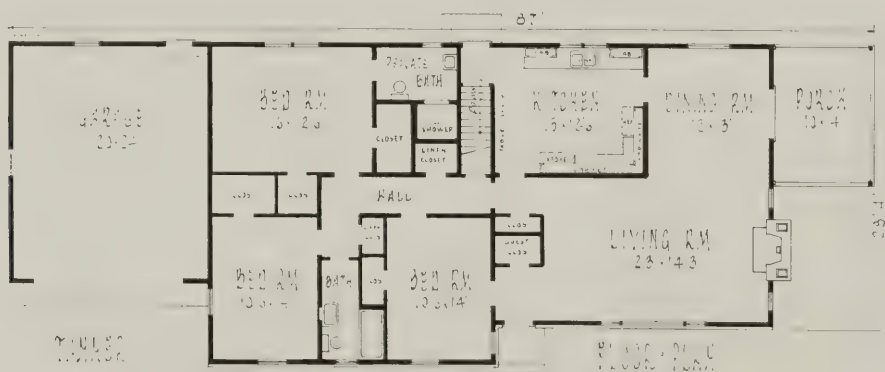
## *The Tanner*

SIX ROOMS AND GARAGE

1,740 SQUARE FEET Garage and Porch Not Included

42,730 CUBIC FEET

**T**HE Tanner is a charming rambler-type home with a large attached garage and a comfortable screened porch. The exterior of stone and shake shingles shows excellent taste in the selection of materials that have permanency and beauty. The popular and modern L-shaped living and dining room is a special feature of this home that is so unusually well-planned in every detail. The kitchen has an excellent arrangement of cupboards and utilities with space left over for dining purposes. There are three large bedrooms that can be entered from the central hall. There are ample closets in all of the rooms with an extra closet in the master bedroom which also has a private bath with shower.



Classification 596-406





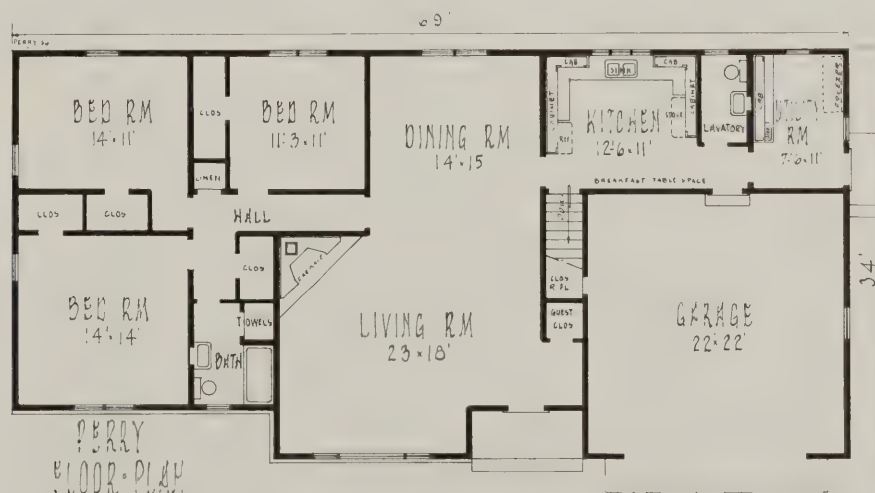
## *The Perry*

SEVEN ROOMS AND GARAGE

1,786 SQUARE FEET Garage Not Included

41,250 CUBIC FEET

THE Perry is a pleasing home with an attractive exterior of brick and shingles. The floor plan and room arrangement gives a feeling of comfort and roominess. The center of attraction is the large L-shaped living and dining room with its corner fireplace and picture window. There are three large bedrooms with a central hall. The well-planned kitchen and utility room are placed to the rear of the large two-car garage. A convenient lavatory is placed between the two rooms.



Classification 591-356





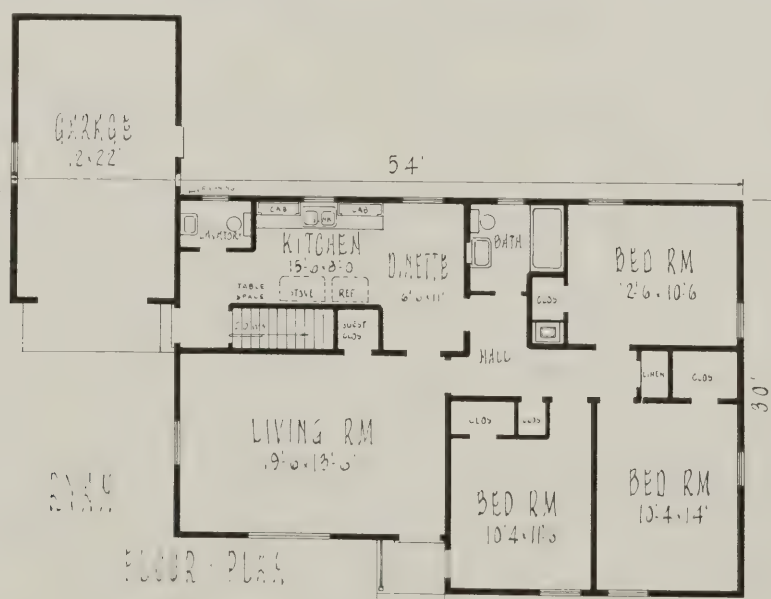
## *The Ryan*

SIX ROOMS AND GARAGE

1,180 SQUARE FEET Garage Not Included

26,900 CUBIC FEET

**THE** Ryan is a pleasing three-bedroom, rambler-type home with attached garage, that offers the maximum of comfort with a small investment. The efficient room arrangement has many features and makes thoughtful use of every inch of floor space. Every room in the house can be entered from the central hall—a very convenient arrangement. The combination kitchen and dining room, which is entered from the large living room, is complete in every detail. There is a convenient lavatory at the rear entrance.



Classification 569-976





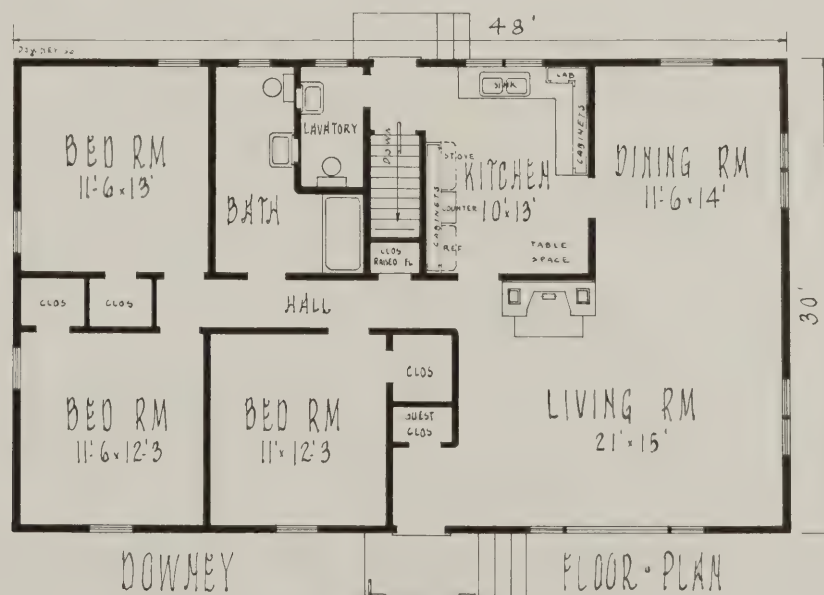
## *The Downey*

SIX ROOMS AND GARAGE

1,440 SQUARE FEET

28,800 CUBIC FEET

**T**HE Downey in addition to its basement drive-in garage, features the deservedly popular L-shaped living and dining room. There are three nice bedrooms in this home and one and a half baths. The kitchen is well provided with cupboards, conveniently arranged with allowance for table space. Special attention is called to the many large closets.



Classification 575-156

Page thirteen



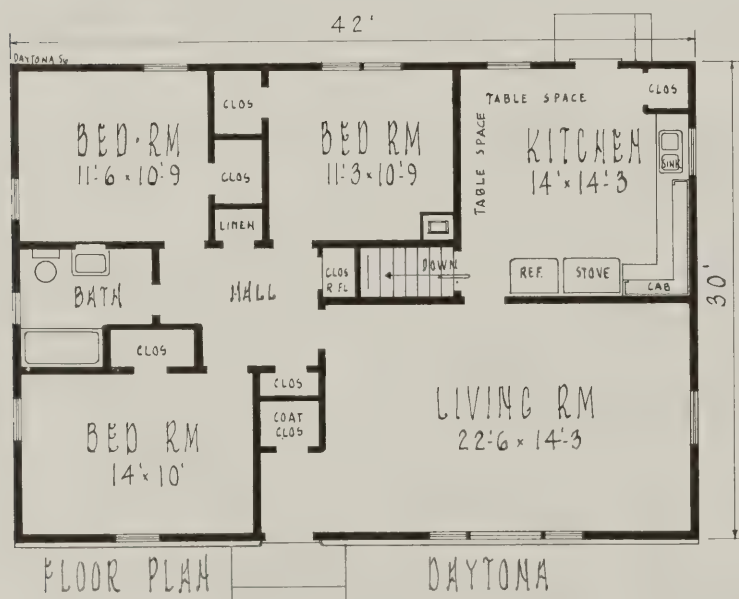


## *The Daytona*

FIVE ROOMS

1,260 SQUARE FEET

25,200 CUBIC FEET



**THE** Daytona is a modern home that is sensible, practical and beautiful. The exterior uses a combination of shingles and brick to give it a look of solid stability. Standard stock materials of best quality have been used to keep construction costs to a minimum. There are three large bedrooms, all with generous sized closets. The bedrooms are completely segregated (for privacy) from the remainder of the house. The well-planned kitchen with its efficient cupboards and utilities has ample space for family dining. There is a convenient coat closet near the rear entrance door.

Classification 560-886



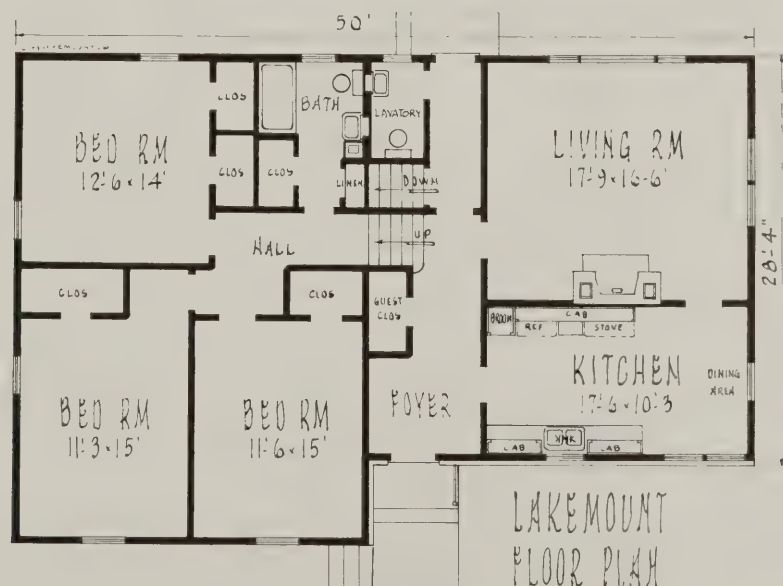
## *The Lakemount*

FIVE ROOMS AND GARAGE

1,544 SQUARE FEET

30,050 CUBIC FEET

**H**ERE is an unusually popular split-level home with the three bedrooms and bath placed above the garage. The attractive living room is at the rear with the kitchen and dinette at the front of the house—both entered from the central foyer. The extra lavatory is conveniently placed in the rear entry hall. There is abundant closet space in all of the rooms with an extra closet in the master bedroom.



Classification 585-626



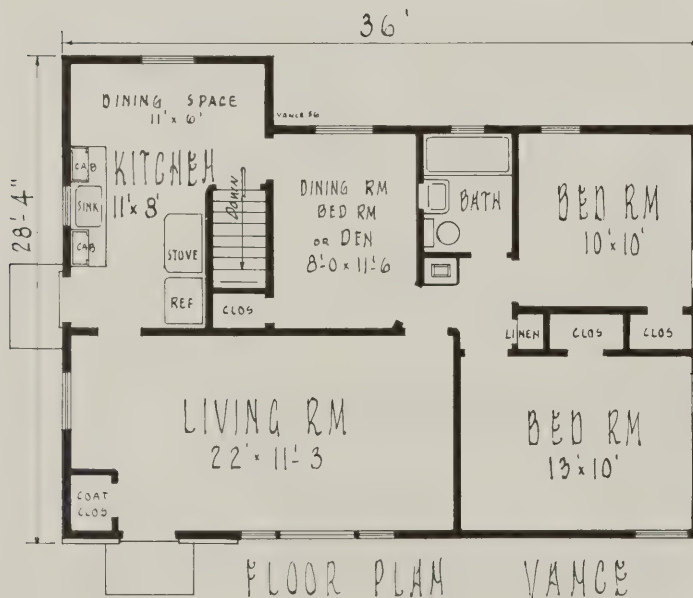


## *The Vance*

FIVE ROOMS

912 SQUARE FEET

18,200 CUBIC FEET



THE Vance is a pleasing low-eaved home, beautiful to look at and economical to build. Modern in every respect, this home will provide comfortable living accommodations for a family of average size. Wood and stone have been properly used on the exterior of this home to give it a neat and inviting appearance. There are three bedrooms, one of which can be converted into a den or dining room if not needed as a bedroom. The large pleasant living room with its picture window adds to the beauty of this inexpensive home. The kitchen with its dining space was designed to save steps for the housewife.

Classification 545-986



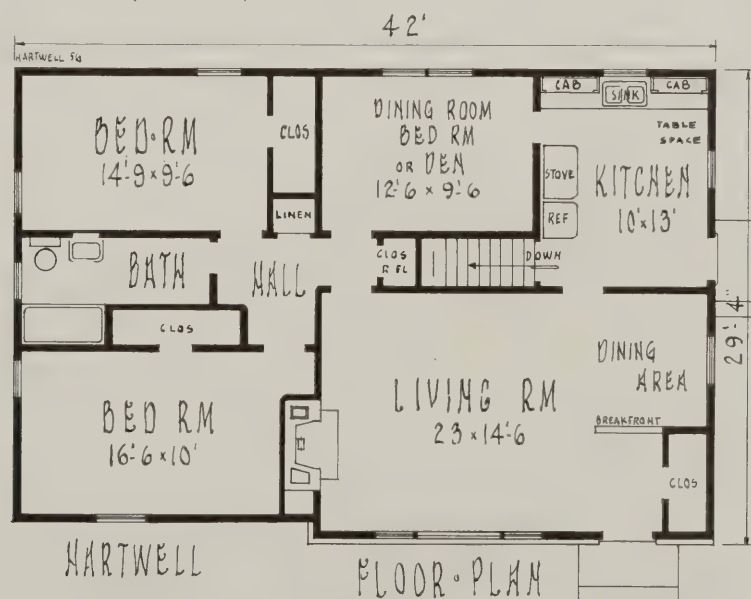
## *The Hartwell*

FIVE ROOMS

1,212 SQUARE FEET

24,240 CUBIC FEET

**T**HE Hartwell is a pleasing home built on a small foundation. One of the three bedrooms can be easily converted into a den or utility room when not needed as a bedroom. There is a large living room with a dining area adjoining the kitchen. The bedrooms are all accessible from a small central hall, with not an inch of floor space wasted. The kitchen is conveniently arranged for easy housekeeping and leaves nothing to be desired by its occupants.



Classification 564-306





## *The Tate*

FIVE ROOMS

1,470 SQUARE FEET

29,400 CUBIC FEET



THE Tate is a modern home of excellent appearance especially designed for a narrow lot. It combines neatness, simplicity and attractiveness with a room arrangement that is outstanding in all of its details. The exterior depends on a combination of brick and shingles and the use of corner windows for its neat appearance. It is low in construction cost, yet provides the average-sized family with every convenience for good living. The three bedrooms are well placed for privacy and all are reached from the small central hall. The closets are large, plentiful and well located in every room in the house. In addition to the bathroom there is a lavatory located near the rear entrance. The large and pleasant living room with its fireplace and picture window is a special feature of this home. The large kitchen with its dining area, cupboards and utilities is efficiently planned in every detail. Extremely livable, this home offers everything necessary for family comfort.

Classification 569-356



## *The Brandon*

FIVE ROOMS

1,014 SQUARE FEET

20,280 CUBIC FEET

**THE** Brandon is an attractive hip-roofed home of excellent appearance. The exterior, of shake shingles and stone, combines simplicity of design with economical construction to achieve its charming style. There are three bedrooms in this home, all with large closets. All the bedrooms can be reached from a convenient central hall. The extremely cheerful living room offers much in comfort and satisfaction. There is a dining area at the end of the living room adjoining the kitchen.



Classification 551-056



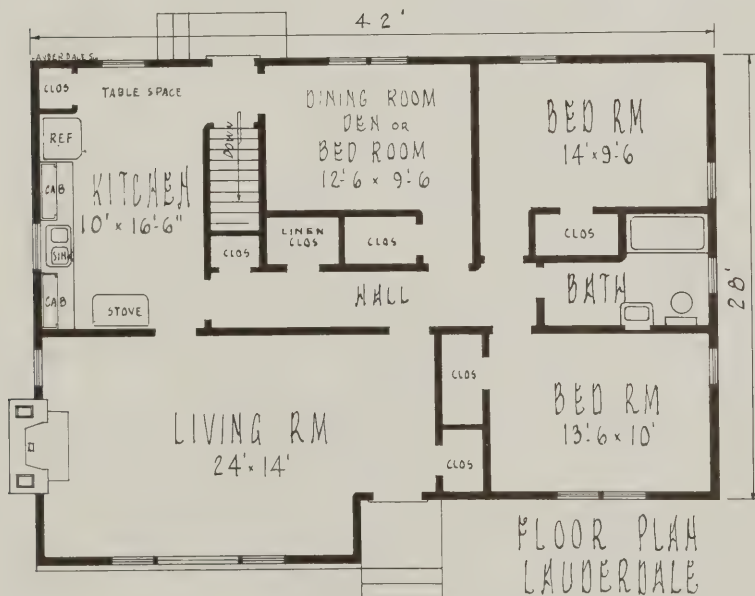


## *The Lauderdale*

FIVE ROOMS

1,266 SQUARE FEET

25,230 CUBIC FEET



THE Lauderdale is a pleasing hip-roofed home with five rooms that have the efficiency of six. It has all the conveniences needed for modern living for the average-sized family. The wood exterior has just enough brick trim to give it a beautiful appearance. Excellent planning has been used throughout to make this home so acceptable. The large living room with picture window and open fireplace is a result of good designing. The extra-large kitchen with its well-placed cupboards is a step-saver for the housewife. Special features are the many large closets and the central hall which is accessible to every room in the house.

Classification 562-476

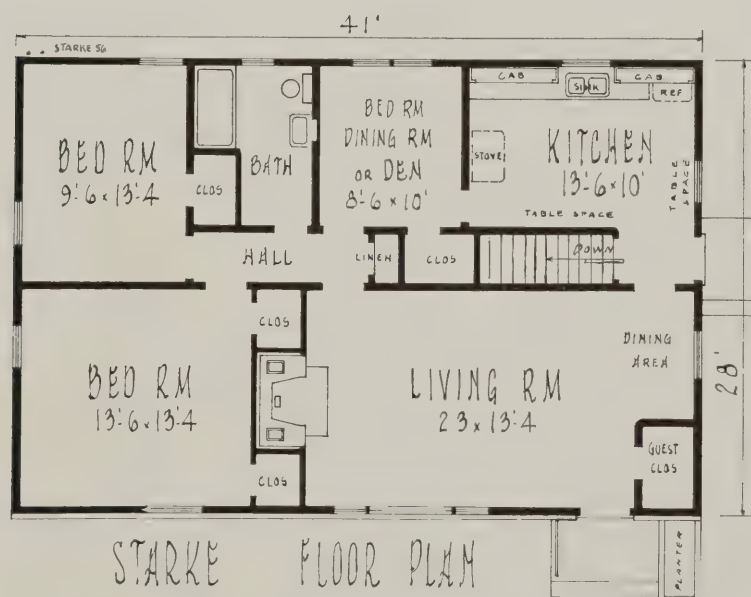


## *The Starke*

FIVE ROOMS

1,168 SQUARE FEET

23,370 CUBIC FEET



THE Starke is an unusually attractive modern home with an exceptionally efficient room arrangement. The exterior, though simple in design, is most inviting because of its good taste in the use of brick, shingles and vertical siding. Snug and home-like, this charming home will give lifelong satisfaction to you and your entire family. The large cheerful living room with its picture window and open fireplace has extra dining space whenever the dining space in the efficient kitchen becomes inadequate. There are three bedrooms, one of which can be easily converted into a den or dining room when not needed as a bedroom.

Classification 558-356



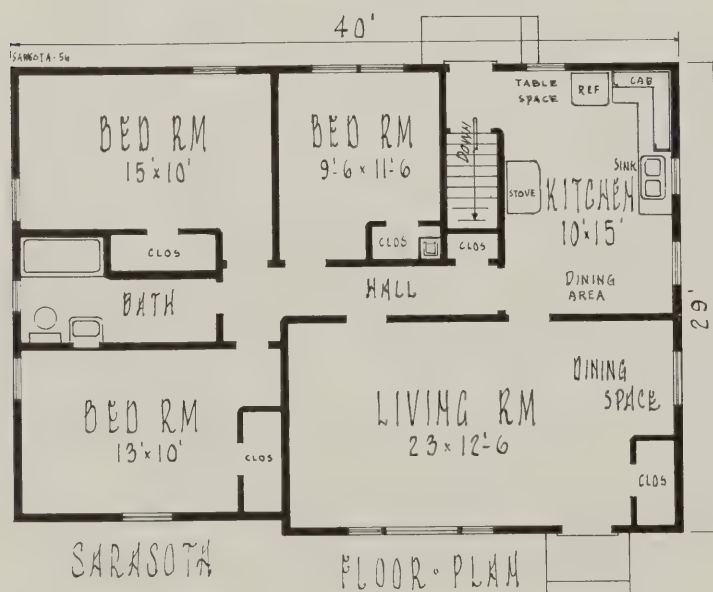


## *The Sarasota*

FIVE ROOMS

1,144 SQUARE FEET

22,880 CUBIC FEET



THE Sarasota is a low-pitched, hip-roofed up-to-date home with many outstanding features. Economical to build, this home provides comfortable living accommodations for the average family. The exterior, with its shingles and vertical siding, is simple in design but beautiful to look at. There are three large bedrooms amply equipped with closets and all accessible to the convenient central hall to which every room in the house leads. The living room with its picture window is exceptionally pleasant. The kitchen is efficiently planned as to cupboards and utilities and is large enough to provide dining space.

Classification 553-966

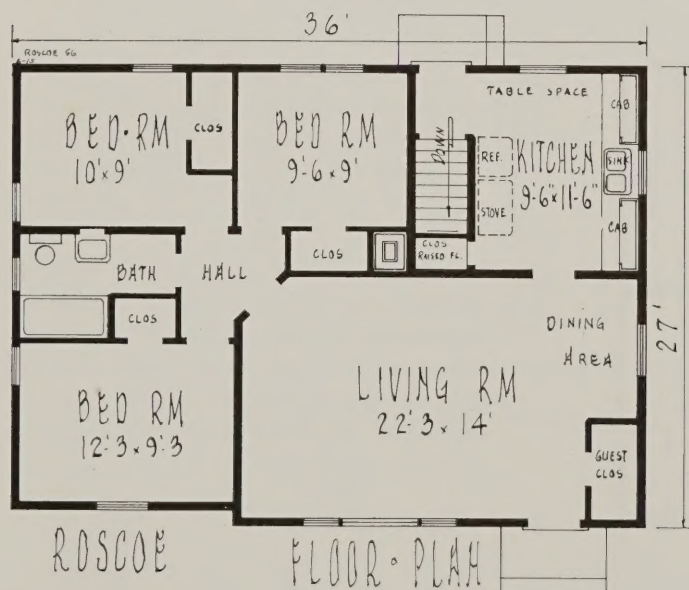


## *The Roscoe*

FIVE ROOMS

960 SQUARE FEET

19,190 CUBIC FEET



THE Roscoe is a beautiful and extremely practical home for a young family. The exterior of shingles and vertical V-joint siding combined with the low-pitched roof and the eave brackets will make this a home of distinct individuality in any community. It has been carefully planned and designed to meet the most discriminating tastes of today's home owners. All useless ornamentation has been eliminated. The living room is large and cheery with a dining area adjacent to a kitchen that shows careful attention to details. The three bedrooms are isolated for privacy and all are accessible from a small central hall.

Classification 547-536



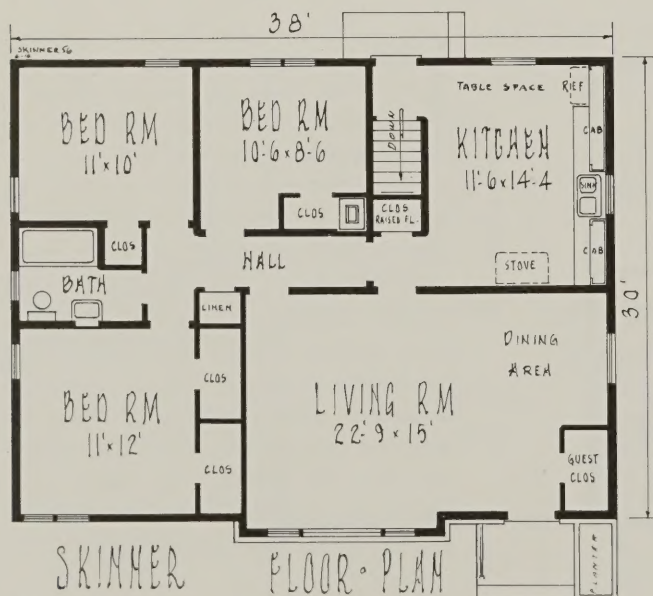


## *The Skinner*

FIVE ROOMS

1,155 SQUARE FEET

23,220 CUBIC FEET



THE Skinner with its beautiful and inviting exterior of brick and shingles, will make an excellent home for you and yours as well as a profitable investment. It is low in construction cost, yet it provides every convenience for a family of average size. It has a large dining area for use when the dining space in the well-designed kitchen becomes inadequate. There are three bedrooms, all accessible from the central hall that can be reached from every room in the house. There are closets in every room including the kitchen.

Classification 558-216



## WHY HOME OWNERSHIP?

Home ownership has always been the best investment for the average family. At the end of a given period of time, it is possible to have a clear title to a piece of property which will always have a market value. Because of the fact that building costs are steadily moving upward, there is no better time to build than the present.

The first step in the ownership of a home, after the lot has been decided upon, is the selection of a good plan. You will find many attractive and economical homes in this book that will fit your needs and requirements. It is important that your home should have (1) beauty of design (2) good room arrangement (3) economy of space and (4) low cost of upkeep.

In conformance with present demands of prospective home builders, as ascertained in national surveys, many of the homes in this book show the modern improvements that are demanded. The fundamentals of good design and planning have not been overlooked.

The amount of money available and construction costs will largely determine the size of the home and the number of new conveniences that may be included in the plan. Information on financing and home building costs can be secured from us, your lumber dealer. Remember, it is better to pay on a home of your own than to pay rent.

## A WORD ABOUT G I LOANS

The Servicemen's Readjustment Act (commonly called the "G.I." Bill of Rights) includes provisions for the most extensive home procurement program on record. It gives the serviceman the most economical home financing plan ever offered anyone. Servicemen are urged to contact their local dealer, lending agency or the nearest office of the Veteran's Administration for complete details.

## APPROXIMATE COSTS

The price of a house varies in different parts of the country, depending on local conditions and the kind of materials used.

Every home in this book has a "Classification Number" from which the approximate cost of that home, exclusive of the lot and the garage (if detached) can be determined, as:

Classification 161-171

To arrive at the total construction cost, drop the first and last numbers. You then have 6117 which is the list price of that home in dollars. Your Lumber Dealer can give you the percentage to add to this list price for this community, as well as other valuable cost information.

## FINANCING

How should you go about financing your home? In the first place, you should know what price you can afford to pay for a home and how much you can comfortably pay each month in paying for it. The most advantageous plan for home financing provides for monthly payments on principal and interest over a given period of time, from 10 to 25 years. This is a painless, sensible way to pay for a home in easy installments just like rent, and in some cases actually cheaper than rent.

The following charts have been designed to eliminate the necessity of calculations in determining the equal monthly payment necessary to pay off a loan of a given size. The interest rate in Schedule A is 4½%, the interest rate in Schedule B is 5%, and for terms from 10 to 25 years. The payment shown in the schedules is the minimum uniform payment necessary to pay off the loan completely within the stipulated time. For information on 30 year financing, we invite your inquiry.

## MONTHLY PAYMENT SCHEDULES

Showing monthly payment of interest and principal required to pay off a loan completely within a given number of years.

SCHEDULE A — 4½% INTEREST				
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			
	10 Year Mortgage	15 Year Mortgage	20 Year Mortgage	25 Year Mortgage
\$ 1,000	\$ 10.37	\$ 7.65	\$ 6.33	\$ 5.56
\$ 1,500	\$ 15.55	\$ 11.48	\$ 9.49	\$ 8.34
\$ 2,000	\$ 20.73	\$ 15.30	\$ 12.66	\$ 11.12
\$ 2,500	\$ 25.91	\$ 19.13	\$ 15.82	\$ 13.90
\$ 3,000	\$ 31.10	\$ 22.95	\$ 18.98	\$ 16.68
\$ 3,500	\$ 36.28	\$ 26.78	\$ 22.15	\$ 19.46
\$ 4,000	\$ 41.46	\$ 30.60	\$ 25.31	\$ 22.24
\$ 4,500	\$ 46.64	\$ 34.43	\$ 28.47	\$ 25.02
\$ 5,000	\$ 51.82	\$ 38.25	\$ 31.64	\$ 27.80
\$ 5,500	\$ 57.01	\$ 42.08	\$ 34.80	\$ 30.58
\$ 6,000	\$ 62.19	\$ 45.90	\$ 37.96	\$ 33.35
\$ 6,500	\$ 67.37	\$ 49.73	\$ 41.13	\$ 36.13
\$ 7,000	\$ 72.55	\$ 53.55	\$ 44.29	\$ 38.91
\$ 7,500	\$ 77.73	\$ 57.38	\$ 47.45	\$ 41.69
\$ 8,000	\$ 82.92	\$ 61.20	\$ 50.62	\$ 44.47
\$ 8,500	\$ 88.10	\$ 65.03	\$ 53.78	\$ 47.25
\$ 9,000	\$ 93.28	\$ 68.85	\$ 56.94	\$ 50.03
\$ 9,500	\$ 98.46	\$ 72.68	\$ 60.11	\$ 52.81
\$10,000	\$103.64	\$76.50	\$63.27	\$55.59

SCHEDULE B — 5% INTEREST				
Amount of Mortgage	MONTHLY PAYMENTS Including Principal and Interest			
	10 Year Mortgage	15 Year Mortgage	20 Year Mortgage	25 Year Mortgage
\$ 1,000	\$ 10.61	\$ 7.91	\$ 6.60	\$ 5.85
\$ 1,500	\$ 15.91	\$ 11.87	\$ 9.90	\$ 8.77
\$ 2,000	\$ 21.22	\$ 15.82	\$ 13.20	\$ 11.70
\$ 2,500	\$ 26.52	\$ 19.77	\$ 16.50	\$ 14.62
\$ 3,000	\$ 31.82	\$ 23.73	\$ 19.80	\$ 17.54
\$ 3,500	\$ 37.13	\$ 27.68	\$ 23.10	\$ 20.47
\$ 4,000	\$ 42.43	\$ 31.64	\$ 26.40	\$ 23.39
\$ 4,500	\$ 47.73	\$ 35.59	\$ 29.70	\$ 26.31
\$ 5,000	\$ 53.04	\$ 39.54	\$ 33.00	\$ 29.23
\$ 5,500	\$ 58.34	\$ 43.50	\$ 36.30	\$ 32.16
\$ 6,000	\$ 63.64	\$ 47.45	\$ 39.60	\$ 35.08
\$ 6,500	\$ 68.95	\$ 51.41	\$ 42.90	\$ 38.00
\$ 7,000	\$ 74.25	\$ 55.36	\$ 46.20	\$ 40.93
\$ 7,500	\$ 79.55	\$ 59.31	\$ 49.50	\$ 43.85
\$ 8,000	\$ 84.86	\$ 63.27	\$ 52.80	\$ 46.77
\$ 8,500	\$ 90.16	\$ 67.22	\$ 56.10	\$ 49.70
\$ 9,000	\$ 95.46	\$ 71.18	\$ 59.40	\$ 52.62
\$ 9,500	\$100.77	\$75.13	\$62.70	\$55.54
\$10,000	\$106.07	\$79.08	\$66.00	\$58.46

NOTE: The above payments do not include real estate taxes or fire insurance premiums. Allowances should be made for those items.

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Hartwell	17	Roxy	2	Tanner	10
Lakemount	15	Ryan	12	Tate	18
Larkspur	4	Sarasota	22	Vance	16
Lauderdale	20	Shaw	5		



